

ROADSIDE STAND/AGRICULTURAL MARKET
CODE COMPARISONS

6/12/12

| <u>STANDARD</u> | <u>EXISTING CODE</u> | <u>PROPOSED CODE</u> | |
|-----------------------------------|--|---|--|
| | Roadside Stands and Agricultural Markets* | Roadside Farm Stands** | Agricultural Markets |
| Zones Allowed | Forest, Agriculture, Rural, RC, UR, and UH zones. | All zones. | All zones. |
| Size | <ul style="list-style-type: none"> ▪ Forest and Ag zones: 300 sf ▪ Rural, RC, UR, UH zones: 200 sf ▪ Urban residential zones: not allowed | 1,000 sf per farm stand in all zones for each legal lot of record up to 3,000 sf. | Based on size of farm operation: <ul style="list-style-type: none"> ▪ Less than 10 acres: 4,000 sf ▪ 10+ to 20 acres: 8,000 sf ▪ 20+ acres: 12,000 sf (same sf as for wineries) |
| Product Origin | <ul style="list-style-type: none"> ▪ Forest and Ag zones: limited to products grown in affected area ▪ Rural, RC UR, UH zones: limited to products locally grown | Products must be grown on site and other farm operations in local agricultural area – defined as Washington and Oregon. | Majority of fresh and value-added products must be from local agricultural area – defined as Washington and Oregon. |
| Agricultural Production of Parcel | No requirement. | No requirement. | Parcel must be actively farmed <u>or</u> other land owned/leased by operator is in agricultural production. |
| Operator | No requirement. | Stand operator must obtain permission from owner of property upon which stand is located. | Market must be operated by owner/lessee of property upon which market is located |
| Incidental Sales | Not allowed. | Sale of incidental retail items shall be supplemental but subordinate to principle use of stand in support of on-going commercial agricultural. | Sale of retail items that are subordinate and supplemental to use of market in support of agriculture allowed (e.g., shovel, t-shirts, canning jars, gift items, plant containers, etc.) |
| Agritourism Activities | Not allowed. | Not allowed. | Corn mazes, pumpkin patches, farm animal viewing and petting, wagon rides, farm tours, harvest festivals, hayrides, food service, educational activities and other agriculturally related experiences are allowed as long as they are supplemental to and compatible with continued use of property for agricultural production. |

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| | Roadside Stands and Agricultural Markets ¹ | Roadside Farm Stands ² | Agricultural Markets |
| Parking | None required. | <ul style="list-style-type: none"> On-site parking for 2 vehicles (not required to meet Section 40.340.010) On-street parking allowed only if there is a parking lane | With exception of paving, meet requirements in Section 40.340.010 (same requirement as for wineries) |
| Access | New driveways from public right-of-way require road approach permit. | New driveways from public right-of-way require road approach permit. | <ul style="list-style-type: none"> New driveways from public right-of-way require road approach permit Driveways shall have a 24 foot wide minimum approach Where connecting to pave road, driveways shall be paved back 20 feet in rural areas and 25 feet in urban areas. (same requirements as for wineries) |
| Setbacks | 20 feet from abutting right-of-way or property line. | 20 feet from abutting right-of-way or property line. | <ul style="list-style-type: none"> Front: no change Side and Rear: underlying zone |
| Food Service | Not allowed. | Limited food service allowed: <ul style="list-style-type: none"> Service of prepackaged food; Tasting rooms with foot; or Food service for events. | Limited food service allowed: <ul style="list-style-type: none"> Service of prepackaged food; Tasting rooms with foot; or Food service for events. |
| Signage | <ul style="list-style-type: none"> Rural and Resource zones: <ul style="list-style-type: none"> 1 sign per 600 linear feet of road frontage Maximum 32 sf per sign Maximum height of 20 feet No lighting All other zones: none allowed | <ul style="list-style-type: none"> Unlimited number and square footage; Off-premise signs allowed with permission of property owner upon which sign is located; Signs shall not be illuminated or create a hazard to traffic; and Sign permits are not required for signs associated with roadside farm stands. Building permits may be required depending on height. | <ul style="list-style-type: none"> Unlimited number and square footage; Off-premise signs allowed with permission of property owner upon which sign is located; Signs shall not be illuminated or create a hazard to traffic; and Sign permits are not required for signs associated with roadside farm stands. Building permits may be required depending on height. |
| Noise | No specific requirements in ordinance – WAC applies. | No specific requirements in ordinance – WAC applies. | Denotes market must meet WAC – same as winery ordinance |
| Lighting | No specific requirements in ordinance – WAC applies. | No specific requirements in ordinance – WAC applies. | Not cast light or glare off-site – same as winery ordinance |

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| Stormwater, Fire, Life, Safety, Public Health, Building, and Critical Areas | Must comply with requirements. | Must comply with requirements. No building permit required. | Must comply with requirements. |
| Review Process | None. | None. | <ul style="list-style-type: none"> ▪ Type I if access is from public road or neighbors' agreement for private road is submitted. ▪ Type II if neighbors' agreement for private road is not submitted. <p>(same process as for wineries)</p> |

¹Current code does not differentiate between roadside stands and agricultural markets.

²Only applies to roadside farm stands situated with situated within 50 feet of a public road.



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For an alternate format,
 contact the Clark County
 ADA Compliance Office.
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